

**ATTACHMENT NO.1
EXHIBIT H
CRATER LAKE LODGE
CRATER LAKE NATIONAL PARK**

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INTRODUCTION

This serves as an attachment to the Maintenance Plan, Exhibit H, of the CONTRACT. It delineates and specifies in greater detail the maintenance responsibilities of the Concessioner with regard to those Concession Facilities which are assigned to, or otherwise used by, the Concessioner for the purposes of operating the Crater Lake Lodge.

This attachment does not supersede the Maintenance Plan and in the event of any apparent conflict between the terms of this attachment to the Maintenance Plan and CONTRACT the terms of the CONTRACT and Exhibit H shall prevail.

I. MAINTENANCE RESPONSIBILITIES

This attachment covers exclusively the maintenance and repairs of Crater Lake Lodge. The Concessioner is responsible for providing maintenance and repairs to Crater Lake Lodge, as described below..

II. CONCESSIONER'S RESPONSIBILITIES

A. Lodge Building

See Maintenance Plan Section II.A. The Concessioner shall maintain the Concession Facilities in accordance with the terms of the CONTRACT, with respect to Crater Lake Lodge. Such maintenance will include without limitation the following:

1. The Concessioner shall ensure that all operations, repair and maintenance activities will comply with all aspects and requirements of the National Historic Preservation Act, the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

2. The operations and maintenance manual has been provided with the building. The operations and maintenance manual serves as a reference for maintenance of the Lodge building, and the Concessioner will establish a maintenance program based upon this manual. The Concessioner is responsible for updates to the manual as approved by the National Park Service.
3. Finishes - All interior and exterior finishes shall be maintained using the same colors and types of materials currently on the structure. Any changes in color or material, and building repainting or reshingling require prior National Park Service approval.
4. Inspections - The Concessioner is responsible for arranging for inspections e.g. elevator system, boiler system, sprinkler system, which cannot be performed by the Concessioner-employed maintenance staff. Inspections of these systems are to be conducted per O&M manual by qualified inspectors prior to lodge opening and copies of inspection reports kept on file. The maintenance called for by the inspections is to be completed prior to Lodge opening.
5. The Concessioner is responsible for the repair and maintenance of the Lodge sprinkler system, standpipe system, fire hose, smoke alarms, heat detectors, fire extinguishers, and range hood extinguishing systems; and shall inspect the equipment on a regular basis to ensure that it is in proper working order and in compliance with the NFPA Life Safety Code.
6. Furnishings, fixtures and equipment - The Concessioner is responsible for the maintenance, repair, and upkeep of the furnishings, fixtures and equipment assigned by the government to the Concessioner for operation of the lodge.
7. Public Signs - The Concessioner is responsible for the maintenance and replacement of signs relating to operation and services within the interior of the Lodge. Any new public signs, flags or banners must be approved by the superintendent, be appropriately located, accurate, attractive and meet standards of the Area sign plan where applicable. Signs of a permanent nature must be approved by the superintendent prior to installation.

The Concessioner is responsible for the maintenance of the exterior and directional signs relating to the services and operation of the Lodge, within the Concessioner's land assignment. The Concessioner is responsible for removing the signs in the fall after Lodge closing, storing them in the Lodge basement during the winter, and installing them in the spring prior to Lodge opening.

The Concessioner may request that the Area make specific signs. Upon approval this can be accomplished if Area staff levels and workload allow. In this event, the Concessioner will be billed for all labor and materials related to the project.

B. Utilities

See Maintenance Plan, Section II. B. The following items apply specifically to Crater Lake Lodge:

1. Concessioner is responsible for the maintenance, repair, and replacement of water lines for the irrigation/sprinkler system.
2. Concessioner is responsible for the service, routine inspections, and certification of the emergency power generator.
3. Concessioner is responsible for cleaning all grease traps regularly to prevent grease build up in sewer lines.

C. Opening and Closing Lodge Building

See Maintenance Plan, Section II. C.

The following items apply specifically to Crater Lake Lodge:

The Concessioner will:

1. Remove entryway canopy and handrails in fall after Lodge closing Install in spring before Lodge opening.

2. In the fall after the Lodge closes for the season install snow shutters on windows and stairwells, install chimney caps and ridge vent covers. These must all be removed each spring prior to the opening of the Lodge. Concessioner is responsible for protection of the Lodge landscape during shutter installation and removal.
3. Provide daily routine onsite inspection of the Lodge building during winter, except when the road to the rim is closed. Set furnace into winter mode; maintain building temperature at 50 degrees throughout the building.

D. Fire Protection

See Maintenance Plan, Section II. D.

E. Grounds

See Maintenance Plan, Section II. E. The following applies specifically to Crater Lake Lodge: The Concessioner is responsible for the lodge landscape and horticultural maintenance in accordance with the specifications set forth by Area. Landscape maintenance includes pruning, watering and application of fertilizer. The Concessioner is responsible for maintaining the landscape sprinkler systems and for replacement of plants due to mortality. New planting will be restricted to species and locations identified in the park's landscape plan. Plant materials used will be restricted to materials propagated from park genotypes. Absolutely no non-native species will be used in any landscaping.

F. Snow Removal

See Maintenance Plan, Section II. F. The following items apply specifically to Crater Lake Lodge:

The Concessioner will:

1. During the summer operation remove any snow as needed from the front porch, sidewalks, emergency exits and lakeside terrace as part of routine operations.

2. Concessioner is responsible for spring opening of the Lodge. This includes snow removal from the front porch, sidewalks and Lakeside terrace. Concessioner is also responsible for any other snow removal necessary around the Lodge that would facilitate its operation, i.e. the removal of snow from behind the Lodge for the purpose of enhancing the views of the Lake for the Lodge guest rooms, or any snow removal that may be necessary for their maintenance operations. Snow removal methods and procedures shall not cause damage to historic landscape, historic structures including rock walls and stairs or any utilities. If damage occurs during snow removal operations, the Concessioner is responsible for making immediate repairs.

G. Property Control

Concessioner is responsible for maintaining a property management program to manage the inventory of assigned government-owned property. All actions relating to property must be approved by the superintendent.

1. Property Identification

All capitalized personal property assigned by the government for use by the Concessioner must be identified with a bar code label to be furnished and affixed by the Area and inventoried on an annual basis.

Non-capitalized personal property assigned by the government for use by the Concessioner will be identified by a numeric label to be affixed to the item. Such property will also be inventoried on an annual basis.

2. Inventory

An inventory of all government-owned personal property assigned to the Concessioner, including the furnishings is contained in Exhibit E to the CONTRACT, which will be modified from time to time as items are added or withdrawn. The Concessioner and the Area will jointly conduct an annual physical inventory of all property. The condition of each item of property will be documented, and any needed repairs, upkeep, maintenance will be identified as well as items of property needing replacement. The Concessioner is responsible for maintaining the property as necessary to keep it in good and operable condition.

III. FUNCTION OUTSIDE THE SCOPE OF CONCESSIONER RESPONSIBILITY

1. The Concessioner is not responsible for the major rehabilitation and repair and maintenance, of the exterior of Crater Lake Lodge, including the roof and foundation.
2. The Concessioner is not responsible for major rehabilitation and repair and maintenance of the electrical, plumbing and heating systems.
3. The Concessioner is not responsible for major rehabilitation and repair and maintenance of the elevator system, boiler system, and fire protection systems.
4. The Concessioner is not responsible for the major rehabilitation and repair and maintenance of asphalt and concrete walkways, sidewalks, steps, front porch, and terraces, including snow melt systems.

IV. IMPLEMENTATION

There will be joint inspections of Crater Lake Lodge conducted each year by the National Park Service and the Concessioner before and after the operating season to verify that the lodge facility is being adequately maintained. Specific repair and maintenance items which require attention will be identified at this time and a written report prepared documenting any needed corrective actions.

NATIONAL PARK SERVICE

Superintendent
Crater Lake National Park

Date